

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER APPROVAL OF FINAL
WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED
DISPOSITION PARCEL RR-19 IN THE SOUTH END URBAN
RENEWAL AREA, PROJECT NO. MASS R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass R-56 (hereinafter referred to as the "Project Area") has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion, or national original; and

WHEREAS, Square C. Johnson, of 102 West Springfield Street in Boston, has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel RR-19 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Square C. Johnson, of 102 West Springfield Street in Boston, be and hereby is, finally designated as Redeveloper of Parcel RR-19 in the South End Urban Renewal Area.
2. That it is hereby determined that Square C. Johnson possesses the qualifications and financial resources necessary to acquire and develop land in accordance with the Urban Renewal Plan and the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings submitted by Square C. Johnson conform in all respects to the Urban Renewal Plan for the Project Area and that said Final Working Drawings and Specifications be, and hereby are, approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority, to execute and deliver a Land Disposition Agreement and Deed conveying Parcel RR-19 to Square C. Johnson, said documents to be in the Authority's usual form.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure: (Federal Form H-6004).

PROJECT FACT SHEET

1. PARCEL OR PROJECT NAME:

Parcel RR-19

2. PROJECT MANAGER /TEAM:

Maria Faria

3. DEVELOPER/ADDRESS:

Square C. Johnson
102 West Springfield Street
Boston, Massachusetts 02118

4. SITE LOCATION:

104 West Springfield Street

5. PARCEL DESCRIPTION:

Parcel RR-19 consists of approximately 1,326 square feet of vacant land.

6. ACTION REQUESTED:

The attached Board Memorandum requests that the BRA grant final designation to Square C. Johnson as redeveloper of Parcel RR-19 for the purpose of redeveloping the parcel as for off-street parking and landscaped open space.

7. PREVIOUS BOARD ACTIONS:

On August 17, 1989, Square C. Johnson was granted tentative designation as redeveloper of 104 West Springfield Street.

8. DEVELOPMENT PROGRAM:

The parcel will be developed as off-street parking for one vehicle, landscaped open space, and a vegetable garden.

9. TOTAL DEVELOPMENT COSTS:

The total development costs have been estimated at between \$1000 and \$5000.

10. ZONING:

No zoning relief is required.

11. DESIGN:

Final Working Drawings and Specifications have been approved.

12. FAIR HOUSING PLAN:

N/A

13. COMMUNITY REVIEW:

The two local neighborhood groups (the Four Corners and Four Squares associations) support the proposal.

14. NOTIFICATION OF MONS:

The Mayor's Office of Neighborhood Services supports the proposal.

15. TRANSPORTATION ACCESS PLAN:

N/A

16. CENTRAL REGISTER NOTICE:

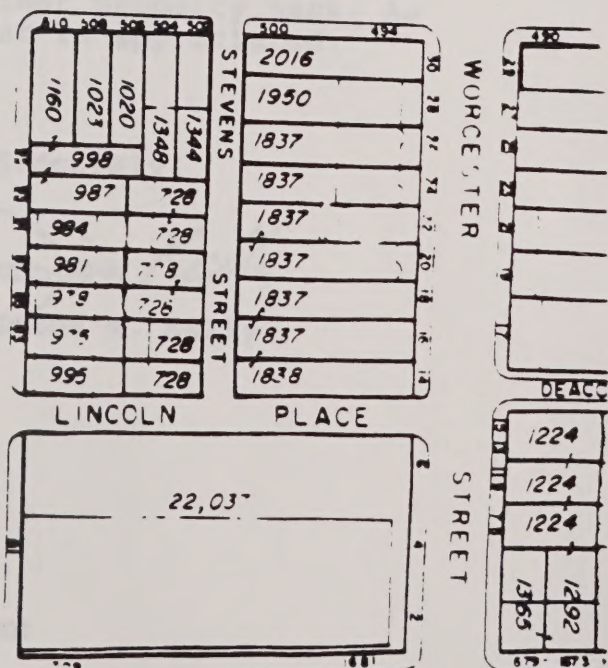
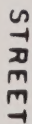
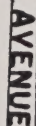
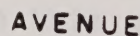
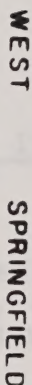
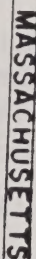
The parcel was listed in July, 1989.

17. BRA APPRAISAL:

An acquisition price is being established.

18. ENVIRONMENTAL CLEARANCE:

N/A





From the desk of

James M. Kelly

BOSTON CITY COUNCIL - DISTRICT TWO

725-3203

725-3452

Carol Geary
Chief of Staff

Paul J. Walkowski
Legislative Coordinator

Annmarie Geary
Secretary

August 9, 1989

Mr. Clarence Jones
Chairman
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201
RE: Disposition of BRA-owned property, 104 W. Springfield St.

Dear Mr. Jones;

I am writing in support of a request by Mr. Square Johnson of 102 West Springfield Street, Boston, to be the redeveloper of BRA-owned property located at 104 West Springfield Street, Boston.

Mr. Johnson, an abutter, has expressed an interest in using the property for parking and open space. It might be worth noting that Mr. Johnson owned the property originally, but the property was taken in 1969 as part of a larger urban renewal plan.

I feel that given the unique circumstances in this case, Mr. Johnson should have a chance to buy that property back. As always, your consideration of this request is appreciated.

Sincerely,

Jim Kelly
James M. Kelly

Thomas Phillip Degnon
ATTORNEY AND COUNSELLOR AT LAW
78 DARTMOUTH STREET
BOSTON, MASSACHUSETTS 02116
(617) 536-5116

Thursday, 3 August 1989

Mr. Mark Johnston
Boston Redevelopment Authority
City Hall
Boston, MA

re: Square Johnson, Parcel RR-19

Dear Mark,

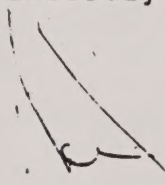
On behalf of the Four Squares Neighborhood Association, I wrote a letter in 1986 to BRA supporting Square Johnson's request to be designated developer of Parcel RR-19 at 104 West Springfield Street in the South End.

In that it now appears that some action may soon be taken, Four Squares renews its support of Mr. Johnson's designation.

As you know, Mr. Johnson has lived at 102 West Springfield (next door to the parcel) since before the beginning of urban renewal.

BRA apparently took the parcel from him by eminent domain. If BRA seeks payment for the conveyance of the parcel back to Mr. Johnson, we suggest that the payment should be no more than he was originally paid.

Sincerely,



SOUTH END **NEIGHBORHOOD SERVICE CENTER**

"We Still Have The Dream"

abc

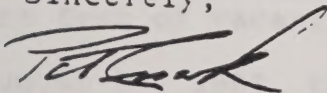
August 4, 1989

Mr. Steven Coyle
Director
Boston Redevelopment Authority (BRA)
One City Hall Square
Boston, Massachusetts 02203

Dear Mr. Coyle,

We at the South End Neighborhood Service Center of ABCD (SNAP), were pleased to learn of your staff's intention to pursue designation of the small parcel adjacent to 102 West Springfield Street to Deacon Square C. Johnson. It is appropriate that this parcel, which is too small to generate housing, and not needed for open space, as it abuts the large garden, be deeded to its former owner to park his van, which is used weekly to transport elderly members of the Ebenezer Baptist Church.

Sincerely,



Pat Cusick
Director

Copies to: Jeanette Boone, Chairperson, SNAP Advisory Committee

MEMORANDUM

APRIL 19, 1990

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
FINAL DESIGNATION OF REDEVELOPER OF RE-USE PARCEL
RR-19, 104 WEST SPRINGFIELD STREET

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE BOSTON REDEVELOPMENT AUTHORITY GRANT FINAL DESIGNATION TO SQUARE C. JOHNSON, 102 WEST SPRINGFIELD STREET, AS REDEVELOPER OF RE-USE PARCEL RR-19 (104 WEST SPRINGFIELD STREET) IN THE SOUTH END URBAN RENEWAL AREA FOR DEVELOPMENT OF OPEN SPACE AND PARKING.

Parcel RR-19 is located at 104 West Springfield Street in the South End Urban Renewal Area and contains approximately 1,326 square feet of vacant land.

On August 17, 1989, the Boston Redevelopment Authority (BRA) tentatively designated Square C. Johnson, who owns and lives in the adjacent building at 102 West Springfield Street, as redeveloper of Parcel RR-19.

Mr. Johnson plans to redevelop Parcel RR-19 for use as off-street parking and landscaped open space. He owns a van which he uses to transport elderly neighbors to church and to deliver food and supplies to elders, and he would like to be able to park this vehicle off the street. He will also plant a vegetable garden on the site to supplement his food budget.

Square C. Johnson has the support of the Four Corners and Four Squares neighborhood associations, as well as City Councilor Jim Kelly, the South End Neighborhood Action Program (SNAP) and additional area residents.

Mr. Johnson's Final Working Drawings have been examined by the BRA Design Staff, and they conform to the BRA's Standards and Guidelines. It has been determined that he possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan.

It is therefore recommended that Square C. Johnson be granted final designation as redeveloper of Parcel RR-19, located at 104 West Springfield Street in the South End Urban Renewal Area.

An appropriate resolution is attached.